

**CONDITIONAL USE PERMIT APPLICATION**

Date of Application: 7/9/2021 Tax Map #: 206 Lot #: 1-2

Site Address: Wason Road

Name of Project: Plante driveway application

Zoning District: G General CUP#: \_\_\_\_\_  
(For Town Use Only)

Z.B.A. Action: n/a

**PROPERTY OWNER:**

Name: Marco & Cindy Plante

Address: 124 Bush Hill Road

Address: Hudson, NH 03051

Telephone # 603-235-8066

Email: marco@saveonwall.com

**DEVELOPER:**

Same as owner

**PROJECT ENGINEER or SURVEYOR:**

Name: Peter Stoddard - S&H Land Services

Address: 141 Londonderry Tpke

Address: Hooksett, NH 03106

Telephone # 603-628-85800

Email: petes@shlandservices.com

**CERTIFIED WETLANDS SCIENTIST:**

Tom Sokoloski - TES Environmental

1494 Route 3A

Unit @1

Bow, NH 03304

**PURPOSE OF PLAN:**

The intent of the plan is to show a proposed driveway crossing in support of a state wetland permit where a conditional use permit is also required, from the town to due to impacting the 50 foot wetlands buffer.

(For Town Use Only)

Routing Date: \_\_\_\_\_ Deadline Date: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

\_\_\_\_\_ I have no comments \_\_\_\_\_ I have comments (attach to form)

\_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

(Initials)

Department: \_\_\_\_\_

Zoning: \_\_\_ Engineering: \_\_\_ Assessor: \_\_\_ Police: \_\_\_ Fire: \_\_\_ DPW: \_\_\_ Consultant: \_\_\_

**SITE DATA SHEET**

PLAN NAME: Wetland Permit Plan & Sight Distance Plan & Profiles

PLAN TYPE: (Site Plan, Subdivision, or other) other

LEGAL DESCRIPTION: MAP 206 LOT 1-2

DATE: \_\_\_\_\_

Location by Street: Wason Road

Zoning: G

Proposed Land Use: Single Family Residential

Existing Use: Vacant

Total Site Area: S.F.: 1,073,427 sf Acres: \_\_\_\_\_

Total Wetland Area (SF): \_\_\_\_\_

Permanent Wetland Impact Area (SF): 1934 s.f.

Permanent Wetland Buffer Impact Area (SF): 2150 s.f.

Temporary Wetland Impact Area (SF): 208 s.f.

Temporary Wetland Buffer Impact Area (SF): 2445 s.f.

Flood Zone Reference: FEMA Map 33011C0657D

Proposed Mitigation:  
n/a  
\_\_\_\_\_  
\_\_\_\_\_

(For Town Use Only)

Data Sheets Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

## WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	QUESTIONS/INFORMATION NEEDED	HCC Comments
<b>NARRATIVE REPORT</b>				
<b>Existing Conditions</b>				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description.	in process
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Is there evidence of altered wetlands or surface waters on site?	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity, plus any wetlands/watersheds past the immediate vicinity affected by this project	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Description of each wetland and associated values	to be addressed
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland mapping results – Including the flagging date and technique plus the name, company and qualifications of the wetland scientist	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Was property surveyed? If yes, the date of survey. (Please attach the survey plan)	
<b>National Wetland Inventory</b>				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Vegetative cover types	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Existence of vernal pools and associated habitat	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Unique geological and cultural features	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• NH Natural Heritage inventory – For list of rare and endangered species, contact the NH Division of Forests and Lands (603)271-3623	part of wetland permit
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Wildlife and fauna species, including estimated number and locations (large projects)	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Public or private wells located within the vicinity	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Monitoring well(s) located on site	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Current land use and zoning district	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Photos of existing area (please use color photos)	site walk
<b>Proposed Project Description</b>				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Entire project and associated activities	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Time table of project and anticipated phasing	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Land use	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<b>Impact to Wetlands and/or Buffers</b>				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Depending on size and proposed impacts, a report from a biologist may be appropriate	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Removing, filling, dredging, or altering (Area square ft. and locations)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Intercepting or diverging of ground or surface water (Locations and size)	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Change in run-off characteristics	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Delineation of drainage area contributing to each discharge point	

Yes	No	NA	Questions/Information Needed	HCC COMMENTS
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Estimated water quality characteristics of runoff at each point of discharge for both pre- and post-development	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Erosion control practices	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>If using rip-rap, attach documentation explaining why other erosion control methods are not feasible</li> </ul>	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>How storm water runoff will be handled</li> </ul>	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	If backyards or lots include a buffer area, buffer restriction wording shall be included in each deed (A physical marker may be requested to designate buffer boundaries at site)	

**Mitigation**

<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Square footage of mitigation – wetland and upland areas	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Wetland or upland plants identified to replace any losses	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Restoration plan for planting and vegetation</li> </ul>	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Conservation easements, including location and aesthetic, wildlife and vegetative values	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>If easement is on or added to the site(s), a copy of the legal document shall be given to the HCC (HCC conservation easement markers may also be required along the easement)</li> </ul>	

**CONCEPTUAL SITE PLAN/DRAWING**

<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Locus map depicting project site and vicinity within approximately ½ mile and also on a larger scale	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland(s) impacted (identified as prime or other) and the wetland boundaries with 50' buffer areas highlighted in color	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Assessor's sheet(s), lot(s), and property account number(s)	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed structures	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Square footage listed for temporary and permanent impact	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Erosion control plan (Suggested: Biodegradable silt fences so area won't be disturbed again and no hay to avoid invasive species)	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Topographical map with contours	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Storm water treatment swales and basins highlighted in color if in buffer area	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Conservation and utility easements	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Culvert, arch, bridge - sizes, material, etc.	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vegetative cover types	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vernal pools	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed stone walls, tree lines, and unusually large, rare or beautiful trees, and other notable site features	

CONDITIONAL USE PERMIT APPLICATION AUTHORIZATION

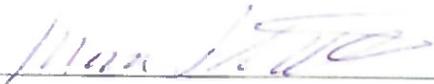
I hereby apply for *Conditional Use Permit* and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Conditional Use Permit* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Hudson Conservation Commission, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner:  Date: 7/12/21

Print Name of Owner: Marco Plante

❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer:  Date: 7/12/21

Print Name of Developer: Marco Plante

❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.



S H L A N D S E R V I C E S . C O M

141 Londonderry Turnpike, Hooksett, NH 03106  
Phone: (603)628-8500. Fax: (603)-546-7791

**July 1, 2021**

**Re: Map 206 Lot 1-2  
Wason Road  
Hudson, NH**

Project Narrative

The owners are proposing to construct a single-family house on this vacant 24.6 acre lot. An 850' +/- driveway is proposed to access the buildable area. This will require a wetland permit from the state and a conditional use permit from the Town of Hudson to cross a portion of wetland and associated buffers.

There is an area prior to the wetland where a house could be located, however, due to the steepness of the grade and the proximity of the wetlands, construction in this area would certainly have a greater impact on the wetlands and associated buffers than the proposed building area as shown on the plan. The proposed wetland crossing area has been chosen as the best location to have the least impact on the wetlands and associated buffers.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter Stoddard', written over a horizontal line.

Peter Stoddard, owner  
S&H Land Services, LLC

July 12, 2021

**ABUTTERS LIST**  
**Marco & Cindy Plante**  
**MAP 206 LOT 1 - 2**  
WASON ROAD  
HUDSON, NH

**DIRECT ABUTTERS:**

Map 206 Lot 102	Yvonne & Sylvia Tobin 24 Pasture Dr Hudson, NH 03051
Map 206 Lot 11	Grace Hopkins 22 Pasture Dr Hudson, NH 03051
Map 206 Lot 10	Susan Proulx 20 Pasture Dr Hudson, NH 03051
Map 206 Lot 9	David & Tracy Bloom 18 Pasture Dr Hudson, NH 03051
Map 206 Lot 8	Thomas & Denise Dumaine 16 Pasture Dr Hudson, NH 03051
Map 206 Lot 7	Garry & Allyson Jutras Family Trust Garry & Allyson Jutras, Trustees 14 Pasture Dr Hudson, NH 03051
Map 206 Lot 6	Thomas Hoyt 12 Pasture Dr Hudson, NH 03051
Map 206 Lot 5	Frederick & Kye Taylor 10 Pasture Dr Hudson, NH 03051
Map 206 Lot 4	Steven & Caitlin Hamm 8 Pasture Dr Hudson, NH 03051

Map 206 Lot 3	Mark & Susan Chase 6 Pasture Dr Hudson, NH 03051
Map 206 Lot 2	Anuj & Tracy Verma 4 Pasture Dr Hudson, NH 03051
Map 206 Lot 1-1	Warren F Stanley Family Trust Florence T Stanley, Trustee 137 Wason Road Hudson, NH 03051
Map 206 Lot 27	Warren F Stanley Family Trust Florence T Stanley, Trustee 137 Wason Road Hudson, NH 03051
Map 206 Lot 28	Thomas Achana & Meryl Elizabeth Thomson Ober 133 Wason Road Hudson, NH 03051
Map 206 Lot 29	Beverly Mason 131 Wason Road Hudson, NH 03051
Map 206 Lot 1	Marcin Investments, LLC 134 Bush Hill Road Hudson, NH 03051
Map 205 Lot 102	Town of Hudson 12 School St Hudson, NH 03051
Surveyor	Thomas Huot, LLS S & H Land Services, LLC 141 Londonderry Turnpike Hooksett, NH 03106
Engineer	Jon Rokeh, PE Rokeh Consulting, LLC 89 King Road Chichester, NH 03258
Wetland Scientist	Thomas Sokoloski, CWS TES Environmental, LLC 1494 NH Route 3A Bow, NH 03304

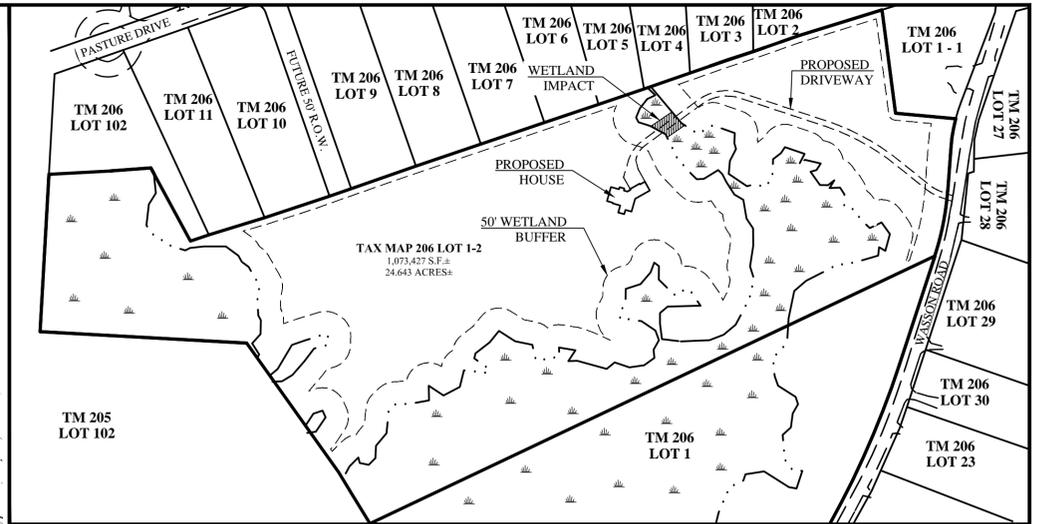
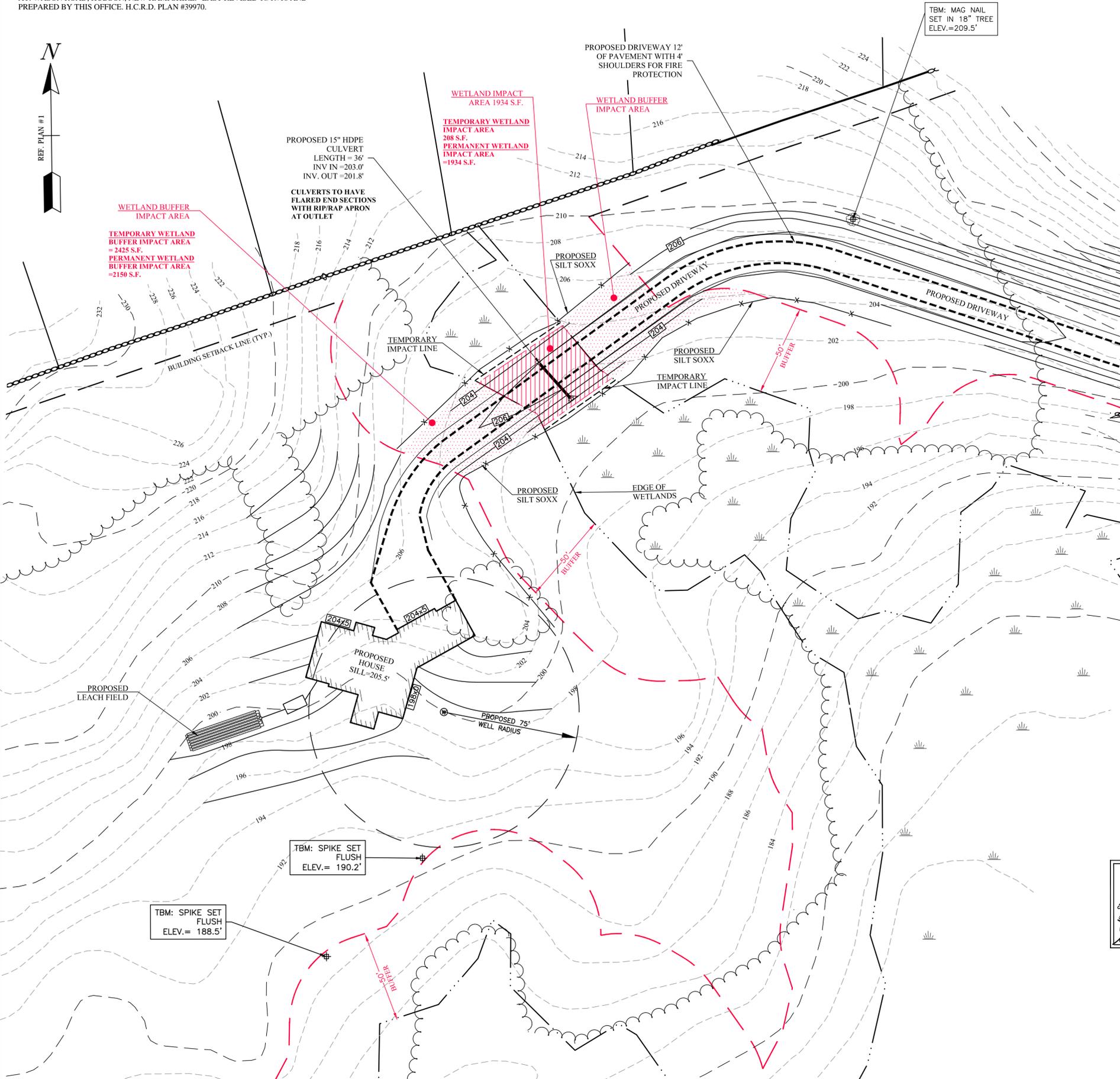
INDIRECT ABUTTERS:

Map 206 Lot 30      Russell & Constance Caminiti  
127 Wason Road  
Hudson, NH 03051

Map 206 Lot 23      Paul Mazziotti  
3 Pasture Dr  
Hudson, NH 03051

**REFERENCE PLAN**

1. "TAX MAP 206, LOT 1, OVERALL PLAN PREPARED FOR: MARCO PLANTE, LOCATED AT: WASON ROAD, HUDSON, NEW HAMPSHIRE." LAST REVISED 10/19/18 AND PREPARED BY THIS OFFICE. H.C.R.D. PLAN #39970.



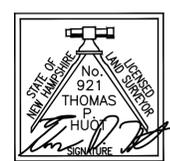
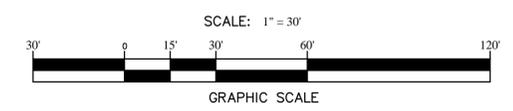
**LOT OVERVIEW**  
SCALE: 1"=200'

**GENERAL NOTES**

- OWNERS OF RECORD:  
TAX MAP 206 LOT 1-2  
MARCO & CINDY PLANTE  
124 BUSH HILL ROAD  
HUDSON, NH 03051  
BK: 6005 PG: 1918
- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED DRIVEWAY CROSSING IN SUPPORT OF A WETLAND PERMIT.
- THE SUBJECT AND ABUTTING PARCELS ARE ZONED "G". SETBACKS ARE AS FOLLOWS:  
FRONT = 50'  
SIDE = 15'  
REAR = 15'  
WETLANDS = 50' (BUFFER)
- THIS PLAN REPRESENTS EXISTING CONDITIONS, BOUNDARY EVIDENCE, AND MONUMENTATION AS OBSERVED DURING A SURVEY BY THIS OFFICE IN APRIL OF 2021.
- ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THIS OFFICE HAS NOT LOCATED ANY UNDERGROUND UTILITIES. ALWAYS CALL DIG SAFE TO MARK OUT UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION ACTIVITIES.
- DRIVEWAY GRADING AND CULVERT DESIGN DONE BY JON ROKEH, PE OF ROKEH CONSULTING, LLC.

**WETLAND NOTE**

THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND IDENTIFICATION AND DELINEATION ON MARCH 29 AND APRIL 7, 2021 ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHERN AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.



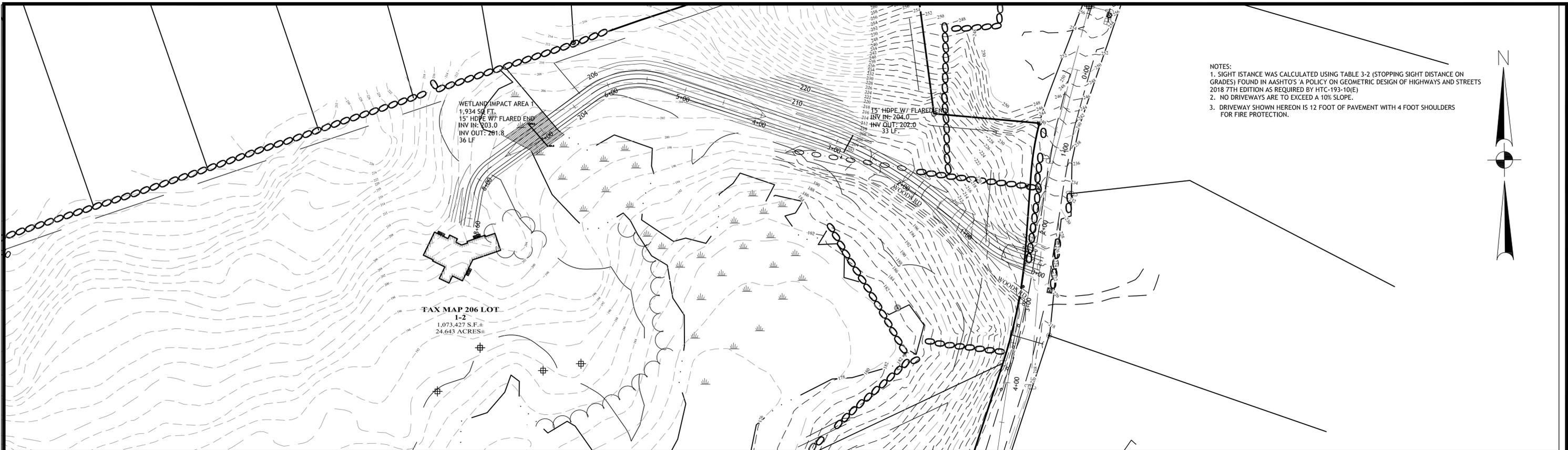
**TAX MAP 206 LOT 1-2  
WETLAND PERMIT PLAN**  
PREPARED FOR:  
**MARCO PLANTE**  
LOCATED AT:  
**WASON ROAD  
HUDSON, NEW HAMPSHIRE**

PAGE: 1 OF 1

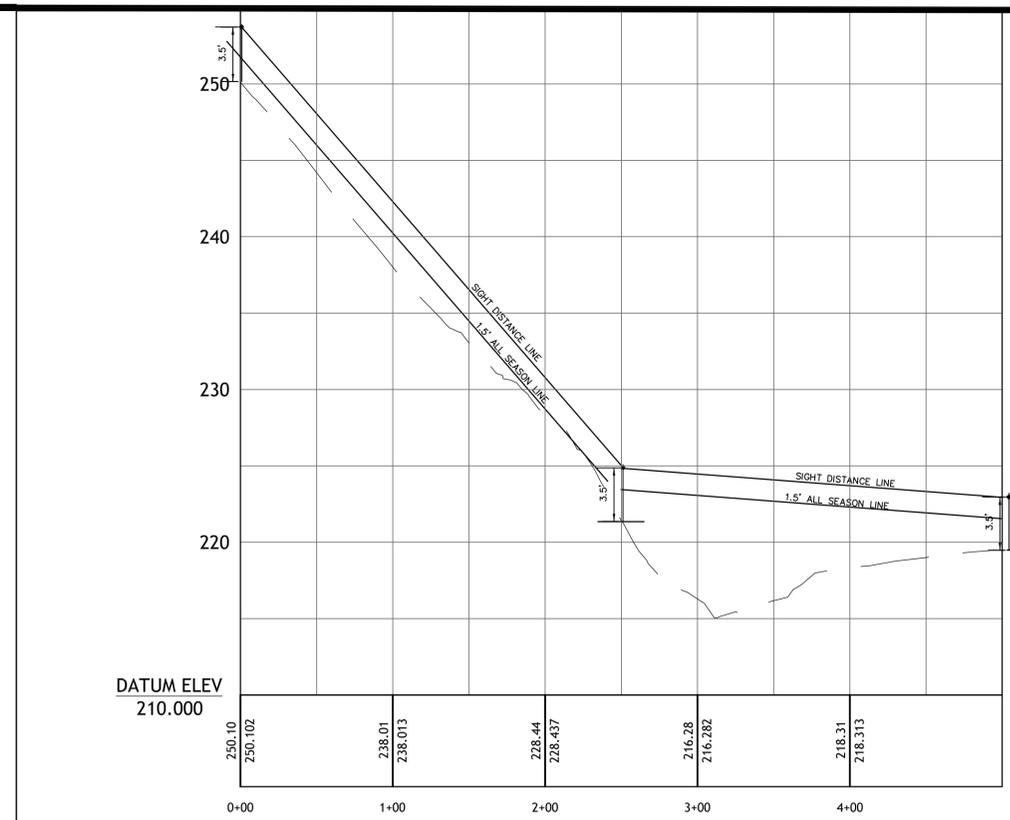
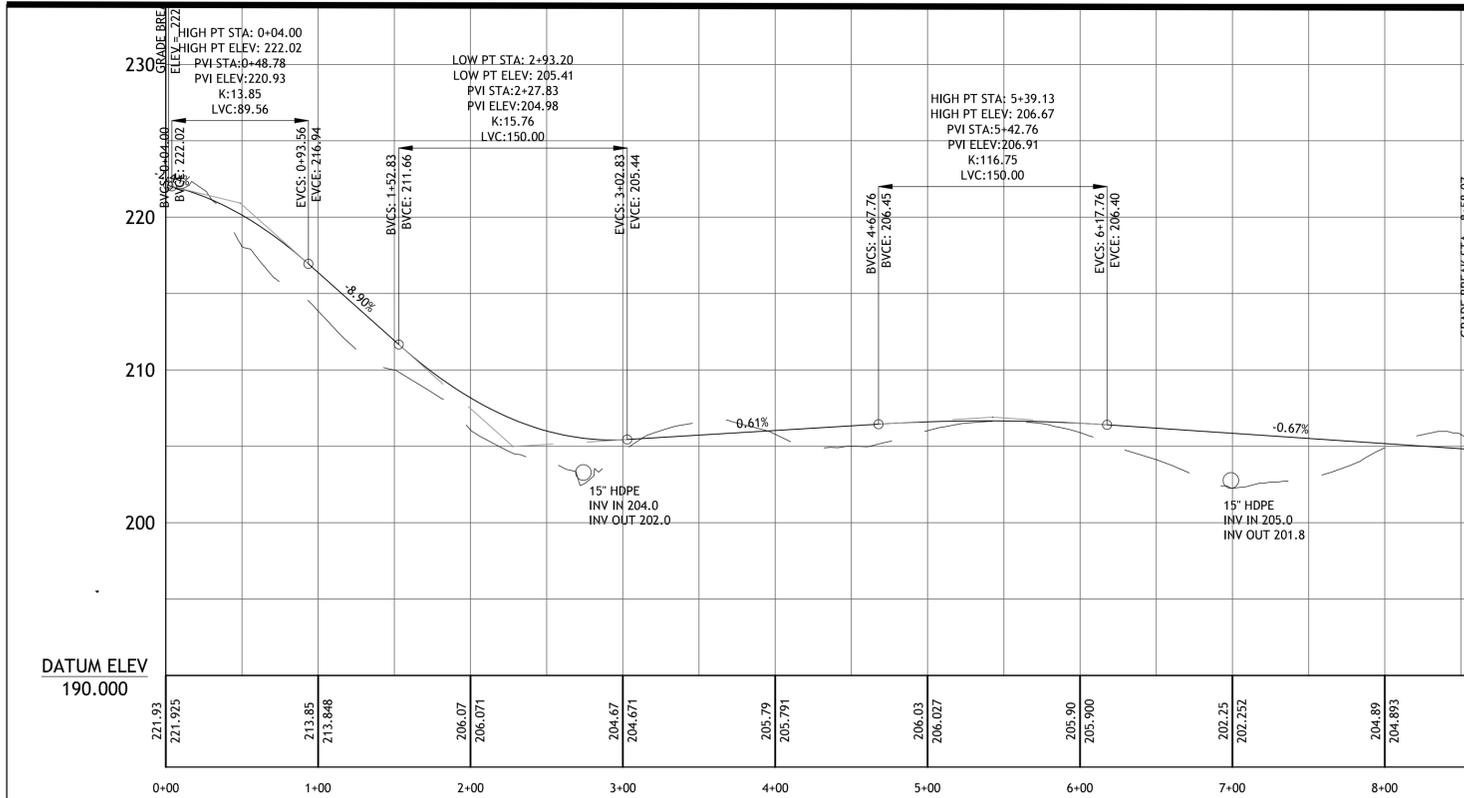
NO.	DATE	DESCRIPTION	BY

**S&H LAND SERVICES, LLC**  
SHLANDSERVICES.COM  
141 LONDONDERRY TPKE - HOOKSETT, NH  
PHONE: (603)-628-8500, FAX: (603)-546-7791

SCALE: 1" = 30'    DATE: JULY 8, 2021    TSC2 & SURVEYOR 2    JOB #2018124



- NOTES:
1. SIGHT DISTANCE WAS CALCULATED USING TABLE 3-2 (STOPPING SIGHT DISTANCE ON GRADES) FOUND IN AASHTO'S 'A' POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2018 7TH EDITION AS REQUIRED BY HTC-193-10(E)
  2. NO DRIVEWAYS ARE TO EXCEED A 10% SLOPE.
  3. DRIVEWAY SHOWN HEREON IS 12 FOOT OF PAVEMENT WITH 4 FOOT SHOULDERS FOR FIRE PROTECTION.



PREPARED FOR:  
**MARCO PLANTE**

**SIGHT DISTANCE PLAN AND PROFILES**  
**WATSON ROAD**  
**TAX MAP 206 LOT 1-2**  
**HUDSON, NH**

DATE	REVISIONS DESCRIPTION	DWN BY	CK BY

**ROKEH CONSULTING, LLC**  
89 KING ROAD, CHICHESTER, NH  
PH: 603-387-8688

SCALE: 1" = 10'  
DATE: MAY 20, 2021  
DR. BY: JR  
JOB NO.  
SHEET  
1 of 1